

- (5) Outdoor vehicle storage, parking spaces, and loading spaces shall be specifically identified on an approved site plan and shall be limited to such areas.
- (6) Outdoor vehicle storage shall be setback at least 100 feet from any road right-of-way.
- (7) The test driving of all vehicles shall be conducted on-site.
- (8) Notwithstanding the requirements of Section 5-1400, no structure shall be required in the rear or side Type 4 Buffer Yards when adjacent to areas of Dulles Airport.
- (9) Vehicle wholesale auctions shall not be conducted before 8:00 a.m., after 6:00 p.m., or on Saturdays or on Sundays.

5-6251-625 Winery, Commercial. Commercial wineries in the AR and JMLA districts shall comply with the following standards.

(A) Intensity/Character.

- (1) **Site Size.** The minimum lot area for a commercial winery is 10 acres.
- (2) **Wine Tasting Rooms and Accessory Food Sales.** Facilities for wine tasting rooms and accessory food sales (including a kitchen) shall not exceed ~~20~~ 49 percent of the total gross floor area of all structures at the commercial winery.
- (3) **Hours of Operation.** Hours of operation shall be limited to 10:00 a.m. to 10:00 p.m.

(B) Size of Use.

- (1) **Floor Area Ratio.** The floor area ratio for a commercial winery shall not exceed 0.042.
- (2) **Storage Yards.** The total area of storage yards shall not exceed 20 percent of the total area of the principal structure, ~~and shall not be visible from any public right-of-way.~~

(C) Location on Site/Dimensional Standards. A commercial winery shall be set back at least 125 feet from all lot lines.

(D) Landscaping/Buffering/Screening.

- (1) **Buffer.** The use shall comply with the landscaping and screening standards of Section 5-653(A).
- (2) **Parking and Storage Areas.** Parking and storage areas shall be screened to comply with the requirements of Section 5-653(B).

(E) **Roads/Access Standards.**

- (1) **General Access Standards.** A commercial winery shall comply with the road access standards of Section 5-654.
- (2) **Driveways.** Driveways to a commercial winery shall not be located within a required buffer yard area except as minimally necessary to access the site.
- (3) **Vehicles/Equipment.** Commercial wineries that use heavy equipment shall have direct access to a paved public road.

(F) **Exterior Lighting Standards.** All exterior lighting shall comply with the standards of Section 5-652(A) (Exterior Lighting Standards).

(G) **Noise Standards.** The use shall comply with the noise standards of Section 5-652(B) (Noise Standards).

(H) **Parking.**

- (1) **General.** Parking and loading shall be provided as required by Section 5-1102.
- (2) **Surface.** All parking shall use a dust-free surfacing material as provided in the Facilities Standards Manual.

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Agriculture, Horticulture and Animal Husbandry.

- (A) **Parcel Size.** Agriculture, Horticulture and Animal Husbandry uses shall be located on parcels ~~3~~ 2 acres in size or larger.
- (B) **Setbacks for Certain Structures.** No structure for housing livestock shall be located closer than 100 feet from any property line adjoining lots where a residential dwelling existing at the time of construction of the structure is the principal use, unless such residential dwelling is located more than 100 feet from the property line.

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Agriculture Support Uses (Direct Association with Agriculture, Horticulture or Animal Husbandry).

- (A) **Intensity/Character.**
 - (1) **In Association with On-Going Agriculture, Horticulture, or Animal Husbandry Use.** The agriculture support use (direct association) shall be allowed only in direct association with an on-going agriculture, horticulture, or animal husbandry use or activity.
 - (2) **Site Size.** The minimum lot area for any agriculture support use (direct association) shall be 5 acres.

- (3) **Visitors/Customers/Parking Spaces.** The minimum lot area shall increase based on the number of visitors/customers attracted to the use, as follows:

Use	Scope of Use Event	Lot Area (Minimum)
Level I—small scale	No more than 200 visitors on any one day; no more than 100 vehicles allowed on site at any one time.	5 acres, up to 25
Level II—medium scale	> 200 visitors on any one day, no more than 400; no more than 200 vehicles allowed on site at any one time.	>25 acres, up to 50
Level III—large scale	> 400 visitors on any one day, no more than 600; no more than 300 vehicles allowed on site at any one time, except 4 additional visitors and 2 additional vehicles allowed per acre in excess of 100 acres.	>50 acres, up to 100

- (4) **Hours of Operation.** Hours of operation for any agriculture support use (direct association) shall be limited to the hours from 6:00 a.m. to 9:00 p.m.
- (5) **Owner.** The agriculture support use (direct association) shall be operated or maintained by the owner or occupant of the land upon which the primary associated agriculture, horticulture, or animal husbandry use is being conducted.

(B) **Size of Use.**

- (1) **Structure.** The size of structures used in the agricultural support use (direct association) shall not exceed the following gross floor area (total all structures):

Use	Lot Area	Size of Structures (Maximum)
Level I—small scale	5 to 25 acres	12,000 square feet
Level II—medium scale	>25 acres, up to 50 acres	24,000 square feet
Level III—large scale	> 50 acres, up to 100 acres. Additional structure size allowed by right at rate of 2,400 square feet per 10 acres in excess of 100 acres, up to 48,000 square feet in total structure size for agriculture support (direct association uses)	36,000 square feet

- (2) **Storage Areas.** The total area of all storage areas used in the agricultural support use (direct association) shall not exceed the following size in square feet:

Use	Lot Area	Size of Structures (Maximum)
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Level I—small scale	5 to 25 acres	5,000 square feet
An additional 1,000 square feet of storage area shall be allowed by right for each additional 10 acres, not to exceed a maximum of 20,000 square feet.		

- (C) **Location on Site/Dimensional Standards.** Structures or storage areas of an agricultural support use (direct association) shall be set back from lot lines as follows:

Use	Lot Area (Min.)	Size of Structures (Max.)	Setback from Lot Lines
Level I—small scale	7 to 25 acres	12,000 square feet	60 ft.
Level II—medium scale	>25 acres, up to 50 acres	24,000 square feet	120 ft.
Level III—large scale	> 50, up to 100 acres	36,000 square feet	175 ft.

- (D) **Landscaping/Buffering/Screening.**

- (1) **Buffer.** The use shall comply with the landscaping and screening standards of Section 5-653(A).
- (2) **Storage Areas.** All storage areas shall be screened and landscaped consistent with the standards of Section 5-653(C).

- (E) **Road/Access Standards.**

- (1) **General Access Standards.** An agriculture support use (direct association) shall comply with the road access standards of Section 5-654.
- (2) **Driveways.** Driveways shall not be located within a required buffer yard area except as minimally necessary to access the site.
- (3) **Vehicles/Equipment.** Any agricultural support use (direct association) that involves the use of or services heavy equipment shall have direct access to a paved public road maintained by the state. Direct access shall not be provided by a private easement.

- (F) **Exterior Lighting Standards.** All exterior lighting shall comply with the standards of Section 5-652(A) (Exterior Lighting Standards).

- (G) **Noise Standards.** The use shall comply with the noise standards of Section 5-652(B) (Noise Standards).

- (H) **Hazardous Chemicals, Pesticide Use.** The use and application of herbicides, pesticides, and potentially hazardous chemicals and substances such as paints and solvents shall be prohibited within the required buffer.

- (I) **Parking.**

- (1) **General.** Parking shall be provided as required by Section 5-1102.
- (2) **Surface.** All parking areas serving the agricultural support use (direct association) shall use a dust-free surfacing material as provided in the Facilities Standards Manual.

5-6281-628 Farm Based Tourism. Farm based tourism uses in the AR, TR and JLMA districts shall comply with the following standards.

(A) **Intensity/Character Standards.**

- (1) **Site Size.** The minimum lot area for a farm based tourism use shall be 5 acres.
- (2) **Visitors/Customers/Parking Spaces** The lot area shall increase based on the number of visitors/customers attracted to the use, as follows.

Use	Scope of Use Event	Lot Area Requirement
Level I— small scale	No more than 300 visitors on any one day; no more than 150 vehicles allowed on site at any one time.	>5 acres, up to 40
Level II— medium scale	> 300 visitors daily, no more than 600 visitors on any one day; no more than 300 vehicles allowed on site at any one time.	>40 acres, up to 80
Level III— large scale	> 600 visitors daily, no more than 800 visitors on any one day; no more than 400 vehicles allowed on site at any one time.	>80 acres

- (3) **Hours of Operation.** Hours of operation shall be limited to 8:00 a.m. to 6:00 p.m.
- (4) **Owner.** The farm based tourism use shall be operated or maintained by the owner, operator, or occupant of the land upon which the primary associated agriculture, horticulture or animal husbandry use is being conducted.
- (5) A structure existing prior to January 7, 2003, located within an Historic Site District or Historic and Cultural Conservation District may be used as for Farm Based Tourism and shall be exempt from the minimum lot area, yard and floor area ratio requirements specified above, provided that any expansion or enlargement of such structure shall not exceed 15% of the total floor area existing prior to January 7, 2003 unless a greater expansion is approved by minor special exception pursuant to section 6-1300.

(B) **Size of Use Standards.**

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(1) **Structure.**

- (a) The size of structures used for the farm based tourism use shall not exceed the following gross floor areas (total all structures):

Use	Lot Area (Minimum)	Size of Structures (Maximum)
Level I—small scale	5 acres, up to 40 acres	Up to 5,000 square feet
Level II—medium scale	>40 acres, up to 80 acres	> 5,000 square feet, up to 7,500 square feet
Level III—large scale	>80 acres	> 7,500 square feet, up to 10,500 square feet

- (2) **Storage Areas.** The total area of all storage areas shall not exceed 25 percent of the total floor area of the structures used for the farm based tourism use.

(C) **Location on Site/Dimensional Standards.**

- (1) **Lot Lines.** Structures for farm based tourism uses shall be set back from lot lines as follows:

Use	Size of Structures (Maximum)	Setback from Lot Lines
Level I—small scale	Up to 5,000 square feet	100 ft.
Level II—medium scale	>5,000 square feet up to 7,500 square feet	150 ft.
Level III—large scale	>7,500 square feet, up to 10,000 square feet	200 ft.

(D) **Landscaping/Buffering/Screening.**

- (1) **Buffer.** The use shall comply with the landscaping and screening standards of Section 5-653(A).
- (2) **Parking Areas.** Parking areas shall be screened to comply with the requirements of Section 5-653(B).
- (3) **Storage Areas.** All storage areas shall be screened and landscaped consistent with the standards of Section 5-653(C).

(E) **Road/Access Standards.**

- (1) **General Access Standards.** Farm based tourism uses shall comply with the road access standards of Section 5-654.
- (2) **Driveways.** Driveways shall not be located within a required buffer yard area except as minimally necessary to access the site.

- (F) **Exterior Lighting Standards.** All exterior lighting shall comply with the standards of Section 5-654(A) (Exterior Lighting Standards).

(G) **Parking.**

- (1) **General.** Parking shall be provided as required by Section 5-1102.
- (2) **Surface.** All parking areas shall use a dust-free surfacing material as provided in the Facilities Standards Manual.

5-6291-629 Sawmills. Sawmills shall comply with the following standards.

(A) **Intensity/Character Standards.**

- (1) **Site Size.** The minimum lot area for a sawmill shall be 12 acres.
- (2) **Customers/Parking Spaces.** The minimum lot area shall increase based on the number of customers attracted to the use, as follows.

Use	Scope of Use Event	Lot Area (Minimum)
Level I—small scale	No more than 25 customers on any one day; no more than 13 vehicles allowed on site at any one time.	12 acres
Level II—medium scale	> 25 customers on any one day, no more than 100; no more than 50 vehicles allowed on site at any one time.	20 acres
Level III—large scale	> 100 customers on any one day, no more than 150; no more than 75 vehicles allowed on site at any one time.	25 acres

- (3) **Hours of Operation.** Hours of operation for a sawmill shall be limited from 6:00 a.m. to 6:00 p.m.

(B) **Size of Use Standards.**

- (1) **Structure.** Excluding the actual timber cutting equipment, the size of all structures used at the sawmill shall not exceed the following gross floor areas (total all structures):

Use	Lot Area (Minimum)	Size of Structures (Maximum)
Level I—small scale	12 acres	3,500 square feet
Level II—medium scale	20 acres	5,500 square feet
Level III—large scale	25 acres	7,000 square feet

- (2) **Storage Yards.** The size of storage yards used for a sawmill shall not exceed the following size in square feet:

Use	Lot Area (Minimum)	Size of Storage Yard (Maximum)
Level I—small scale	12 acres	4,500 square feet
Level II—medium scale	20 acres	9,000 square feet

Use	Lot Area (Minimum)	Size of Storage Yard (Maximum)
Level III—large scale	25 acres	15,000 square feet

(C) **Location on Site/Dimensional Standards.**

- (1) **Lot Lines.** Structures and storage yards shall be set back from lot lines as follows:

Use	Size of Structures (Maximum)	Setback from Lot Lines
Level I—small scale	Up to 3,500 square feet	225 ft.
Level II—medium scale	>3,500 square feet, up to 5,500 square feet	275 ft.
Level III—large scale	>5,500 square feet, up to 7,000 square feet	325 ft.

- (2) **Sawdust and or Wood Chip Pile.** Sawdust or wood chip piles at the sawmills shall not exceed 25 feet.

(D) **Landscaping/Buffering/Screening.**

- (1) **Buffer.** The use shall comply with the landscaping and screening standards of Section 5-653(A).
- (2) **Parking Areas.** Parking areas shall be screened to comply with the requirements of Section 5-653(B).
- (3) **Storage Yards.** All storage yards shall be screened and landscaped consistent with the standards of Section 5-653(C).

(E) **Roads/Access Standards.**

- (1) **General Access Standards.** A sawmill shall comply with the road access standards of Section 6-564.
- (2) **Driveways.** Driveways shall not be located within a required buffer yard area except as minimally necessary to access the site.

(F) **Exterior Lighting Standards.** All exterior lighting shall comply with the standards of Section 5-652 (Exterior Lighting Standards).

(G) **Noise Standards.** The maximum allowable dB(A) level of impulsive sound emitted by the use, as measured at the property line, shall not exceed 55 dB(A).

(H) **Parking.**

- (1) **General.** Parking and loading shall be provided as required by Section 5-1102.

- (2) **Surface.** All parking areas serving the sawmill shall use a dust-free surfacing material as provided in the Facilities Standards Manual.

5-6301-630 Agriculture Support Use (No Direct Association with Agriculture, Horticulture, Animal Husbandry).

(A) **Intensity/Character.**

- (1) **Site Size.** The minimum lot area for an agriculture support use (no direct association) shall be 5 acres, except the following uses shall have the following minimum lot area:

Use	Lot Area (Minimum)
Agricultural Research Facility	25 acres
Central Farm Distribution Hub for Agricultural Products	25 acres

- (2) **Visitors/Customers/Parking Spaces.** The minimum lot area shall increase based on the number of visitors/customers attracted to the use, as follows:

Use	Scope of Use Event	Lot Area Minimum
Level I - small scale	No more than 200 visitors on any one day; no more than 100 vehicles allowed on site at any one time.	5 to 25 acres
Level II - medium scale	More than 200 visitors on any one day and less than 400; no more than 200 vehicles allowed on site at any one time.	>25 acres, up to 50
Level III - large scale	More than 400 visitors on any one day and less than 600; no more than 300 vehicles allowed on site at any one time, except that 5 additional visitors and 2 additional vehicles are allowed per acre in excess of 100 acres.	>50 to 100 acres

- (3) **Hours of Operation.** Hours of operation for an agricultural support use (no direct association) shall be limited to the hours from 6:00 a.m. to 10:00 p.m.

(B) **Size of Use.**

- (1) **Structure Size.** The size of structures used on the agricultural support use (no direct association) shall not exceed the following floor area ratio or gross floor area, as applicable:

Use	Lot Area (Minimum)	Size of Structures (Maximum)
Agricultural Research Facility	25 acres	Maximum FAR: 0.02
Central Farm	25 acres	Maximum FAR: 0.02

Use	Lot Area (Minimum)	Size of Structures (Maximum)
Distribution Hub for Agricultural Products		
All Other Uses		
Level I—small scale	5 to 25 acres	12,000 square feet
Level II—medium scale	>25 acres, up to 50 acres	24,000 square feet
Level III—large scale	> 50 acres, up to 100 acres. Additional structure size allowed by right at rate of 2,400 square feet per 10 acres in excess of 100 acres, up to 48,000 square feet in total structure size for agriculture support (direct association uses)	36,000 square feet

- (2) **Storage Areas.** The total area of storage areas shall not exceed 10 percent of the total area of the principal structure.

- (C) **Location on Site/Dimensional Standards.** An agricultural support use (no direct association) shall be set back from lot lines as follows:

Use	Lot Area (Min)	Size of Structures (Max.)	Setback from Lot Lines
Agricultural Research Facility	25 acres	Maximum FAR (all structures): 0.02	150 ft.
Central Farm Distribution Hub for Agricultural Products	25 acres	Maximum FAR (all structures): 0.02	150 ft.
All Other Uses			
Level I—small scale	5 to 25 acres	12,000 square feet	80 ft.
Level II—medium scale	>25 acres, up to 50 acres	24,000 square feet	150 ft.
Level III—large scale	> 50, up to 100 acres	36,000 square feet	200 ft.

- (D) **Landscaping/Buffering/Screening.**

- (1) **Buffer.** The use shall comply with the landscaping and screening standards of Section 5-653(A).
- (2) **Parking Areas.** Parking areas shall be screened to comply with the requirements of Section 5-653(B).
- (3) **Storage Areas.** All storage areas shall be screened and landscaped consistent with the standards of Section 5-653(C).

- (E) **Roads/Access.**

- (1) **General Access Standards.** An agricultural support use (no direct association) shall comply with the road access standards in Section 5-654.
 - (2) **Driveways.** Driveways shall not be located within a required buffer yard area except as minimally necessary to access the site.
 - (3) **Vehicles/Equipment.** Any use that involves the use of or services heavy equipment shall have direct access to a paved public road.
 - (4) **Number of Access Points.** There shall be no more than two points of access from the use to a public road. This requirement shall not preclude an additional access for emergency vehicles only.
- (F) **Exterior Lighting Standards.** All exterior lighting shall comply with the standards of Section 5-652(A) (Exterior Lighting Standards).
- (G) **Noise Standards.** The use shall comply with the noise standards of Section 5-652(B) (Noise Standards).
- (H) **Parking.**
- (1) **General.** Parking shall be provided as required by Section 5-1102.
 - (2) **Surface.** All parking areas serving the use shall use a dust-free surfacing material as provided in the Facilities Standards Manual.

5-6311-631 Animal Hospital. Animal hospitals in the AR and JLMA districts shall comply with the following standards.

- (A) **Intensity/Character.**
- (1) **Site Size.** The minimum lot area for any animal hospital shall be 5 acres.
- (B) **Size of Use.**
- (1) **Floor Area Ratio.** The maximum floor area ratio shall not exceed 0.04.
 - (2) **Storage Yards.** The total area of storage yards shall not exceed 10 percent of the total area of the principal structure.
 - (3) **Location on Site/Dimensional Standards.** An animal hospital shall have the following minimum required yards:
 - (a) Structures of less than 5,000 square feet of gross floor area: 100 feet minimum from all lot lines.

- (b) Structures greater than 5,000 square feet and less than 15,000 square feet of gross floor area: 150 feet minimum from all lot lines.
- (c) Structures greater than 15,000 square feet of gross floor area: 200 feet minimum from all lot lines.

(C) **Landscaping/Buffering/Screening.**

- (1) **Buffer.** The use shall comply with the landscaping and screening standards of Section 5-653(A).
- (2) **Parking Areas.** Parking areas shall be screened to comply with the requirements of Section 5-653(B).
- (3) **Storage Yards.** All storage yards shall be screened and landscaped consistent with the standards of Section 5-653(C).

(D) **Roads/Access.**

- (1) **General Access Standards.** An animal hospital shall comply with the road access standards of Section 5-654.
- (2) **Driveways.** Driveways shall not be located within a required buffer yard area except as minimally necessary to access the site.
- (3) **Number of Access Points.** There shall be no more than two points of access from an animal hospital to a public road. This requirement shall not preclude an additional access for emergency vehicles only.

(E) **Exterior Lighting Standards.** All exterior lighting shall comply with the standards of Section 5-652(A) (Exterior Lighting Standards).

(F) **Noise Standards.** The use shall comply with the noise standards of Section 5-652(B) (Noise Standards).

(G) **Parking.**

- (1) **General.** Parking and loading shall be provided as required by Section 5-1102.
- (2) **Surface.** All parking areas serving the use shall use a dust-free surfacing material as provided in the Facilities Standards Manual.

5-6321-632 **Seasonal Labor Dormitory.** Seasonal labor dormitory uses in the AR and JLMA-20 districts shall comply with the following standards.

(A) **Intensity/Character.**

- (1) **Location of Use.** The use shall be located on the site of active agriculture, horticulture or animal husbandry operations.

- (2) **Dwelling Unit Size.** The minimum size of a dormitory shall be based on a rate of 100 square feet per seasonal laborer housed, up to a maximum of 2,500 square feet.
 - (3) **Residents.** Residents shall be employed on site at an on-going agriculture, horticulture or animal husbandry operation during their occupancy of the unit.
- (B) **Location on Site.**
 - (1) **Located on Internal Site Roads.** Dormitories shall be accessed by internal site roads and shall not have direct access to public roads.
 - (2) **Setback from Single-Family Dwellings.** Dormitories shall be set back 300 feet from off-site single family detached units.
- (C) **Landscaping/Buffering/Screening.** Yards, berms, vegetative screening, fences or walls shall be provided to buffer adjacent properties and public streets from dormitory structures.
- (D) **Sanitary and Bathing Facilities.** All dwellings shall have indoor sanitary and bathing facilities consistent with the requirements of the Loudoun County Health Department.
- (E) **Exterior Lighting Standards.** All exterior lighting shall comply with the standards of Section 5-652(A) (Exterior Lighting Standards).
- (F) **Parking.**
 - (1) **General.** Parking shall be provided as required by Section 5-1102.
 - (2) **Surface.** All parking areas serving the use shall use a dust-free surfacing material as provided in the Facilities Standards Manual.
 - (3) **Landscaping/Buffering.** Parking areas shall be screened to comply with the requirements of Section 5-653(B).

5-633 Airport/Landing Strip. The following standards shall apply to airport/landing strips in the AR, JLMA-20 and TR-10 districts.

- (A) **Intensity/Character.**
 - (1) **Scope of Aviation Operations.**
 - (a) The airport/landing strip shall be for private aviation aircraft only, limited exclusively to the use of the landowner and guests; commercial operations, including flight training, ground school, and sales, are prohibited.

- (b) Instrument-guided flight to access the airport/landing strip is prohibited.
- (c) Jet-propelled aircraft shall not use the airport/landing strip.
- (d) Takeoffs or landings are prohibited between the hours of 6:00 p.m. and 6:00 a.m.

(2) **Accessory Aircraft Repairs and Servicing.**

- (a) Typical accessory support services for the airport landing strip are allowed, including but not limited to fueling stations, fuel tanks, and storage.
- (b) Routine minor repairs and necessary maintenance of aircraft are permitted accessory uses, provided all routine repairs and maintenance occur within an enclosed structure, such as a hangar.

(B) **Site Size.** The minimum lot area for an airport/landing strip shall be 25 acres, except that a use consisting only of a landing strip with no accessory structures or facilities other than a fueling station shall be a minimum of 15 acres in size.

(C) **Structure Size.**

- (1) **Structure Size.** The size of structures necessary to service the use, such as aircraft service buildings, shall not exceed the following gross floor area (total all structures): 15,000 square feet.
- (2) **Storage Yards.** The maximum total area of storage yards for all lots smaller than 25 acres shall be 5,000 square feet. For lots greater than 25 acres, an additional 1,000 square feet shall be allowed for each additional 10 acres, not to exceed a maximum of 20,000 square feet.

(D) **Location on Site/Dimensional Standards.**

- (1) **Aviation Structures, Storage Yards and Runway or Landing Strip.** All aviation structures, storage yards, and the runway or landing strip, shall be set back from lot lines as follows:
 - (a) Structures less than 2,500 square feet of gross floor area: 125 feet minimum from all lot lines.
 - (b) Structures greater than 2,500 and up to 15,000 square feet of gross floor area: 200 feet minimum from all lot lines.
 - (c) Structures over 15,000 square feet of gross floor area: 250 feet minimum from all lot lines.

- (d) Runway or landing strip: 650 feet minimum from all lot lines.

(E) **Landscaping/Buffering/Screening.**

- (1) **Runway Buffer Area.** A buffer area shall be provided extending from the end of all runways or landing strips. The size of the buffer shall encompass a minimum land area equal to a one-quarter mile radius measured from the edge of the end of every runway. No uses shall be allowed within this runway buffer area.
- (2) **Parking.** Parking areas shall be screened to comply with the requirements of Section 5-653(B).
- (3) **Outdoor Services/Activities.** All tanks, storage yards, and vehicles and equipment stored outdoors shall be screened and landscaped consistent with the standards of Section 5-653(C).

- (F) **Road/Access.** Any airport/landing strip use shall comply with the road access standards of Section 5-654.

- (G) **Exterior Lighting Standards.** All exterior lighting shall comply with the standards of Section 5-652(A) (Exterior Lighting Standards).

(H) **Parking.**

- (1) **General.** Parking shall be provided as required by Section 5-1102.
- (2) **Surface.** All parking areas serving the use shall use a dust-free surfacing material as provided in the Facilities Standards Manual.

5-6341-634 **Agricultural Cultural Center.** An agricultural cultural center in the AR districts shall comply with the following standards.

- (A) **Intensity/Character of Use.** The minimum lot area for an agricultural cultural center shall be 10 acres.

(B) **Size of Use.**

- (1) **Floor Area Ratio.** The maximum floor area ratio shall be 0.042.
- (2) **Storage Yards.** The total area of all storage yards shall be limited to 10 percent of the total gross floor area of the principal structure on the site. Outdoor exhibit space open to members of the public shall not be counted as part of the area of storage yards.

(C) **Location on Site.**

- (1) **Lot Lines.** An agricultural cultural center shall be set back from lot lines as follows:

- (a) Structures of less than 9,000 square feet of gross floor area: 125 feet minimum from all lot lines.
- (b) Structures greater than 9,000 square feet, and up to 18,000 square feet of gross floor area: 175 feet minimum from all lot lines.
- (c) Structures over 18,000 square feet of gross floor area: 225 feet minimum from all lot lines.

(D) **Landscaping/Buffering/Screening.**

- (1) **Buffer.** The use shall comply with the landscaping and screening standards of Section 5-653(A).
- (2) **Parking Areas.** Parking areas shall be screened to comply with the requirements of Section 5-653(B).
- (3) **Storage Yards.** All storage yards shall be screened and landscaped consistent with the standards of Section 5-653(C).

(E) **Roads/Access.**

- (1) **General Access Standards.** An agricultural cultural center shall comply with the road access standards of Section 5-654.
- (2) **Number of Access Points.** There shall be no more than one point of access to a public road. This requirement shall not preclude an additional access for emergency vehicles only.
- (3) **Driveways.** Driveways shall not be located within a required buffer yard area except as minimally necessary to access the site.

(F) **Exterior Lighting Standards.** All exterior lighting shall comply with the standards of Section 5-652(A) (Exterior Lighting Standards).

(G) **Parking.**

- (1) **General.** Parking and loading shall be provided as required by Section 5-1102.
- (2) **Surface.** All parking areas serving an agricultural cultural center of up to 5,000 square feet gross area shall use a dust-free surfacing material as provided in the Facilities Standards Manual. Parking areas in excess of 5,000 square feet of gross floor area shall provide paved parking for visitors and users.

5-6351-635 Fairground. The following standards shall apply to fairgrounds in the AR and JLMA-20 districts.

- (A) **Intensity/Character of Use.** The minimum lot area for the use shall be 25 acres.

(B) **Size of Use.**

- (1) **Floor Area Ratio.** The maximum floor area ratio shall be 0.04.
- (2) **Storage Areas.** The total area of storage areas shall not exceed 10 percent of the total area of the principal structures.
- (3) **Building Height.** Building height shall not exceed 35 feet.
- (4) **Location on Site.** The use shall be set back from lot lines as follows:
 - (a) Structures of less than 20,000 square feet of gross floor area: 150 feet minimum from all lot lines.
 - (b) Structures greater than 20,000 square feet, up to 40,000 square feet of gross floor area: 200 feet minimum from all lot lines.
 - (c) Structures greater than 40,000 square feet of gross floor area: 225 feet minimum from all lot lines.

(C) **Landscaping/Buffering/Screening.**

- (1) **Buffer.** The use shall comply with the landscaping and screening standards of Section 5-653(A).
- (2) **Parking Areas.** Parking areas shall be screened to comply with the requirements of Section 5-653(B).
- (3) **Storage Areas.** All storage areas shall be screened and landscaped consistent with the standards of Section 5-653(C).

(D) **Roads/Access.**

- (1) **General Access Standards.** Fairgrounds shall comply with the road access standards of Section 5-654.
- (2) **Number of Access Points.** There shall be no more than two points of access to a fairground. This requirement shall not preclude an additional access for emergency vehicles only.
- (3) **Driveways.** Driveways shall not be located within a required buffer yard area except as minimally necessary to access the site.

(E) **Exterior Lighting Standards.** All exterior lighting shall comply with the standards of Section 5-652(A)(1)-(3).

(F) **Noise.**

- (1) **Location in Relation to Residential Use.** No loading/unloading activities, or other noise-producing activities shall be allowed

within 250 feet of an existing adjacent single family detached use during the hours of 11:00 p.m. and 6:00 a.m.

- (2) **Maximum dB(A).** The maximum allowable dB(A) level of impulsive sound emitted from the use, as measured at ~~the property line~~ adjacent residential structures, shall not exceed 55 dB(A). In addition, outdoor music shall not be allowed after 11:00 PM.

(G) **Parking.**

- (1) **General.** Parking shall be provided as required by Section 5-1102.
- (2) **Surface.** All parking areas serving a fairground shall use a dust-free surfacing material as provided in the Facilities Standards Manual.

5-6361-636 Arboretum, Botanical Garden, Nature Study Area. The following standards shall apply to the development of arboretums, botanical gardens, and nature study areas in the AR, JLMA-20 and PD-CV districts.

(A) **Intensity/Character of Use.**

- (1) **Site Size.** The minimum lot area for any arboretum, botanical garden or nature study area shall be 5 acres.
- (2) **Hours of Operation.** The hours of operation shall be limited to 6:00 a.m. to 9:00 p.m., except that permitted temporary special events at an arboretum, botanical garden, or nature study area may operate beyond the 9:00 p.m. time according to the terms of the temporary special events permit.
- (3) **Accessory Uses.** Accessory uses shall only permitted on lots 20 acres in size or larger. Accessory uses to an arboretum, botanical garden, or nature study area may include retail sales (e.g., gift shops), small restaurants or cafes, or visitor centers subject to the following standards:
 - (a) Retail sales shall be limited to the sale of items directly related to the nature and character of the principal permitted use.
 - (b) Accessory uses other than a visitors center shall contain no more than 1,000 square feet of gross floor area. A visitors center shall contain no more than 2,500 square feet of gross floor area.

(B) **Size of Use.**

- (1) **Floor Area Ratio.** The maximum floor area ratio shall be 0.02.

- (2) **Storage Areas.** The total area of storage areas shall not exceed 10 percent of the total area of the principal structure.
- (C) **Roads/Access.** Uses shall comply with the road access standards of Section 5-654.
- (D) **Parking.**
 - (1) **General.** Parking and loading shall be provided as required by Section 5-1102.
 - (2) **Surface.** All parking areas serving the use shall use a dust-free surfacing material as provided in the Facilities Standards Manual.
- (E) **Exterior Lighting Standards.** All exterior lighting shall comply with the standards of Section 5-652(A) (Exterior Lighting Standards).

5-637

Cemetery, Mausoleum, Crematorium. The following standards shall apply to the development of cemeteries, mausoleums, and crematoriums.

- (A) **Intensity/Character of Use.**
 - (1) **Site Size.** The minimum lot area for any cemetery, mausoleum, or crematorium shall be 10 acres.
 - (2) **Hours of Operation.** The hours of operation shall be limited to 6:00 a.m. to 9:00 p.m. or dusk, whichever occurs first.
- (B) **Size of Use.**
 - (1) **Maximum Floor Area Ratio.** The maximum floor area ratio shall be 0.042.
 - (2) **Storage Areas.** The total area of storage areas shall not exceed 10 percent of the total area of the principal structure.
- (C) **Location on Site/Dimensional Standards.**
 - (1) **General.** Cemetery, mausoleum, or crematorium uses shall be set back 150 feet from lot lines.
 - (2) **Setback from Residences without Property Owner Consent.** Cemetery, mausoleum and crematorium uses shall be set back a minimum of 250 yards from a residence if property owner consent is not received to be located closer to the residence. Cemetery, mausoleum or crematorium uses shall be set back a minimum of 300 yards from a city, town or water company well (Section 57-26 Code of Virginia).
- (D) **Landscaping/Buffering/Screening.**

- (1) **Buffer.** The use shall comply with the landscaping and screening standards of Section 5-653(A).
 - (2) **Parking Areas.** Parking areas shall be screened to comply with the requirements of Section 5-653(B).
 - (3) **Storage Areas.** All storage areas shall be screened and landscaped consistent with the standards of Section 5-653(C).
- (E) **Roads/Access.**
- (1) **General Access Standards.** Uses shall comply with the road access standards of Section 5-654.
 - (2) **Driveways.** Driveways shall not be located within a required buffer yard area except as minimally necessary to access the site.
- (F) **Parking.**
- (1) **General.** Parking and loading shall be provided as required by Section 5-1102.
 - (2) **Surface.** All parking areas serving the use shall use a dust-free surfacing material as provided in the Facilities Standards Manual.
- (G) **Exterior Lighting Standards.** All exterior lighting shall comply with the standards of Section 5-652(A) (Exterior Lighting Standards).

5-6381-638 Public Safety Uses (Fire/Rescue Stations, Police Station/Substation). The following standards shall apply to the development of fire/rescue stations and police stations/substations in the AR, TR and JLMA districts.

(A) **Size of Use.**

- (1) **Site Size.** The minimum lot area for any public safety use shall be 3 two (2) acres.
- (2) **Floor Area Ratio.** The maximum floor area ratio shall be 0.3.
- (3) **Storage Yards.** The total area of storage yards shall not exceed 20 percent of the total area of the principal structure.
- (4) **Setback from Lot Lines.** Public safety uses shall be set back from lot lines as follows:
 - (a) Structures of less than 4,000 square feet of gross floor area: 60 feet minimum from all lot lines.
 - (b) Structures greater than 4,000 square feet, and up to 8,000 square feet of gross floor area: 100 feet minimum from all lot lines.

- (c) Structures greater than 10,000 square feet of gross floor area: 120 feet minimum from all lot lines.

(B) Landscaping/Buffering/Screening.

- (1) **Buffer.** The use shall comply with the landscaping and screening standards of Section 5-653(A).
- (2) **Parking Areas.** Parking areas shall be screened to comply with the requirements of Section 5-653(B).
- (3) **Storage Yards.** All storage yards shall be screened and landscaped consistent with the standards of Section 5-653(C).

(C) Roads/Access.

- (1) **General Access Standards.** Uses shall comply with the road access standards of Section 5-654.
- (2) **Number of Access Points.** There shall be no more than two points of access to a public road. This requirement shall not preclude an additional access for emergency vehicles only.

- (D) Parking.** Parking and loading shall be provided as required by Section 5-1102(B)(4). These spaces shall be in addition to vehicle storage spaces for vehicles not in use.

- (E) Exterior Lighting Standards.** All exterior lighting shall comply with the standards of Section 5-652(A)(1) and (2) (Exterior Lighting Standards).

5-6391-639 Religious Assembly Uses (Church, Synagogue, Temple, Mosque). The following standards shall apply to the development of religious assembly uses in the AR, JLMA and TR-10 districts

(A) Size of Use.

- (1) **Site Size.** The minimum lot area for a religious assembly use shall be:
 - (a) Religious assembly uses with seating capacity of 300 seats or less: 10 acres.
 - (b) Religious assembly uses with seating capacity of 300 seats or more seats, or religious assembly uses that include accessory uses (schools, day care centers, recreation facilities): 20 acres.
- (2) **Maximum Floor Area Ratio.** The maximum floor area ratio, as measured utilizing all structures and the total gross acreage of the site shall be ~~0.02~~ 0.20.

- (3) **Storage Yards.** The total area of storage yards shall not exceed 10 percent of the total area of the principal structure.

(B) **Location on Site.**

- (1) **Setbacks from Lot Lines.** A religious assembly use (including all accessory uses and structures) shall be set back from lot lines a minimum of 75 feet for buildings and other structures and a minimum of 50 feet for parking, as follows:

~~(a) Structures of less than 9,000 square feet of gross floor area: 125 feet minimum from all lot lines.~~

~~(b) Structures greater than 9,000 square feet, and up to 18,000 square feet of gross floor area: 175 feet minimum from all lot lines.~~

~~(c) Structures over 18,000 square feet of gross floor area: 225 feet minimum from all lot lines.~~

- (C) **Child Care Facilities.** Religious assembly uses with child care facilities shall comply with the requirements of Section 5-609.

(D) **Landscaping/Buffering/Screening.**

- (1) **Buffer.** The use shall comply with landscaping and screening standards of Section 5-653(A).
- (2) **Parking Area.** Parking areas shall be screened to comply with the requirements of Section 5-653(B).
- (3) **Storage Yards.** All storage yards shall be screened and landscaped consistent with the standards of Section 5-653(C).

(E) **Roads/Access.**

- (1) **General Access Standards.** Religious assembly uses shall comply with the road access standards of Section 5-654.
- (2) **Number of Access Points.** There shall be no more than two points of access to a public road from a religious assembly use. This requirement shall not preclude an additional access for emergency vehicles only.

(F) **Parking.**

- (1) **General.** Parking and loading shall be provided as required by Section 5-1102.
- (2) **Surface.** All parking areas shall use a dust-free surfacing material as provided in the Facilities Standards Manual.

- (G) **Exterior Lighting Standards.** All exterior lighting shall comply with the standards of Section 5-652(A) (Exterior Lighting Standards).
- (H) **Modification of Performance Standards.** The Zoning Administrator shall have the authority to grant modifications to any of the standards listed in this Section 5-639 in order to eliminate a substantial burden on religious exercise as guaranteed by the federal *Religious Land Use and Institutionalized Persons Act of 2000* (42 U.S.C. Sec. 2000cc), as amended. In granting such a modification, the Zoning Administrator may require conditions consistent with the federal Act that will secure substantially the objectives of the modified standard and that will substantially mitigate any potential adverse impact on the environment or on adjacent properties.

5-640

Conference and Training Centers. Conference and training centers in the AR, JLMA-20 and TR-10 districts shall comply with the following standards.

- (A) **Intensity/Character.** The minimum lot area shall be as follows.

Use	Lot Area (Minimum)	Average Daily Users
Level I-small scale	50 acres	Up to 50 users
Level II-medium scale	100 acres	>50 and up to 100 users
Level III-large scale	150 acres	>100 and up to 150 users
Level IV	Requires special exception approval pursuant to Section 5-1300	>150 users
Average daily users include the employees, trainees and conferees the conference and training center is designed to accommodate. Service trips, which are trips made to the facility for the purpose of delivering food, supplies, and related materials are in addition to the average daily users.		

- (B) **Size of Use.**

- (1) **Floor Area Ratio.** The maximum floor area ratio shall be 0.043.
- (2) **Accessory Uses.** Dining and banquet facilities may be provided for employees, trainees and conferees. The banquet and dining facilities shall not exceed 20 percent of the total area of the principle permitted structure. The lodging facilities shall not constitute over 40 percent of the total area of the principal permitted structure.
- (3) **Special Events Only by Section 5-500 or Special Exception.** Special events shall receive approval pursuant to Section 5-500, or be specifically provided for in the approval of a special exception (Section 6-1300), as applicable.
- (4) **No Products Sold On-Site.** No products shall be sold on-site, except those that are clearly incidental and integral to the training programs and seminars. Shirts, glasses, golf equipment, pens and pencils, mugs and similar items with the logo of the company or

firm conducting or sponsoring the conference or seminars are considered incidental and integral to the training program.

- (5) **Storage Yards.** The total area of storage yards shall not exceed 10 percent of the total area of the principle structures.
- (6) **On-Site Recreation Facilities.** On-site recreation facilities may be used solely by employees, trainees or conferees.
- (7) **Open Space.** A minimum of 75 percent of the site shall remain as open space.
- (8) **Location on Site/Dimensional Standards.** Conference and training centers shall be set back from lot lines as follows:

Use	Lot Area (Min)	Setback from Lot Lines
Level I—small scale	50 acres	150 ft.
Level II—medium scale	100 acres	200 ft.
Level III—large scale	150 acres	250 ft.

(C) **Landscaping/Buffering/Screening.**

- (1) **Buffer.** The use shall comply with the landscaping and screening standards of Section 5-653(A).
- (2) **Parking Areas.** Parking areas shall be screened to comply with the requirements of Section 5-653(B).
- (3) **Storage Yards.** All storage yards shall be screened and landscaped consistent with the standards of Section 5-653(C).

(D) **Roads/Access.**

- (1) **General.** The conference and training center use shall comply with the road access standards of Section 5-654.
- (2) **Number of Access Points.** There shall be no more than one point of access to a public road. This requirement shall not preclude an additional access for emergency vehicles only.
- (3) **Driveways.** Driveways shall not be located within a required buffer yard area except as minimally necessary to access the site.

(E) **Parking.**

- (1) **General.** Parking and loading shall be provided as required by Section 5-1102.
- (2) **Surface.** All parking areas serving the use shall use a dust-free surfacing material as provided in the Facilities Standards Manual.

- (F) **Exterior Lighting Standards.** All exterior lighting shall comply with the standards of Section 5-652(A) (Exterior Lighting Standards).
- (G) **Noise Standards.** The maximum allowable dB(A) level of impulsive sound from the site, as measured at adjacent residential structures~~the property line~~, shall not exceed 55 dB(A). In addition, outdoor music shall not be allowed after 11:00 PM.

5-6411-641 Teahouse; Coffeehouse. Teahouse or coffeehouse uses in the AR districts shall comply with the following standards.

- (A) **Intensity/Character Standards.** Hours of operation shall be limited to 6:00 a.m. to 9:00 p.m.
- (B) **Size of Use.**
 - (1) **Site Size.** The minimum lot area shall be 5 acres.
 - (2) **Structure.** The size of structures used shall not exceed 2,500 square feet in gross floor area (total all structures).
- (C) **Location on Site/Dimensional Standards.** The teahouse or coffeehouse use shall be setback 50 feet from lot lines.
- (D) **Landscaping/Buffering/Screening.** Parking areas shall be screened to comply with the requirements of Section 5-653(B).
- (E) **Parking.** Parking and loading shall be provided as required by Section 5-1102.
- (F) **Roads Access Standards.**
 - (1) **General Access Standards.** The use shall comply with the road access standards in Section 5-654.
 - (2) **Number of Access Points.** There shall be no more than one point of access to a public road. This requirement shall not preclude an additional access for emergency vehicles only.
- (G) **Exterior Lighting Standards.** All exterior lighting shall comply with the standards of Section 5-652(A)(1), (2) and (4).

5-6421-642 Banquet Facility or Event Facility. Any banquet facility or event facility use in the AR districts shall comply with the following standards:

- (A) **Intensity/Character Standards.** Hours of operation shall be limited to 9:00 a.m. to 12:00~~2:00~~ a.m.
- (B) **Activities included in Use.** Special events (e.g. weddings, receptions, and parties) or similar activities conducted for compensation shall be permitted as follows:

Level I	25 to 50 acres	150
Level II	Over 50 acres	350
Level III		More than 350 requires a major special exception

(C) **Size of Use.** The minimum lot area for a banquet facility shall be 25 acres.

(D) **Additional Use.** Subject to all other applicable provisions of this Ordinance and the Loudoun County Code, including, but not limited to standards governing health, sanitation, and noise control, a banquet/event facility may be an additional use for the following uses as long as all performance standards contained in this Ordinance are also met: Bed and Breakfast Inn, Country Inn, Rural Retreat, Rural Resort, Rural Corporate Retreat, Country Club, Virginia Farm Wineries, and Training and Conference Centers

~~(C)~~(E) **Location on Site/Dimensional Standards.** The banquet facility use shall be set back 200 feet from lot lines.

~~(D)~~(F) **Landscaping/Buffering/Screening.**

- (1) **Buffer.** The use shall comply with the landscaping and screening standards of Section 5-653(A).
- (2) **Parking Areas.** Parking areas shall be screened to comply with the requirements of Section 5-653(B).
- (3) **Storage Yards.** All storage yards shall be screened and landscaped consistent with the standards of Section 5-653(C).

~~(E)~~(G) **Roads/Access Standards.**

- (1) **General Access Standards.** A banquet facility is permitted vehicular access equal to the average number of vehicle trips per day (VTD) that would be generated if the property were developed to its maximum residential density. During permitted events the Resort or Retreat is permitted vehicle access equal to the number of trips generated by the allowed number of visitors. (see section 5-601(C)(5)(a)). ~~shall comply with the road access standards of Section 5-654.~~
- (2) **Number of Access Points.** There shall be no more than two points of access to a public road. This requirement shall not preclude an additional access for emergency vehicles only.

~~(F)(H)~~ **Parking.** Parking and loading shall be provided as required by Section 5-1102.

~~(G)(I)~~ **Exterior Lighting Standards.** All exterior lighting shall comply with the standards of Section 5-652(A)(1)-(3).

~~(H)(J)~~ **Noise.** A banquet facility shall comply with the noise standards of Section 5-652(B) (Noise Standards).

5-6431-643 Restaurant. Any restaurant use in the AR districts shall comply with the following standards.

(A) **Intensity/Character Standards.** Hours of operation shall be limited from 6:00 a.m. to 12:00 midnight.

(B) **Size of Use.**

(1) **Site Size.** The minimum lot area shall be 20 acres except that there shall be no minimum lot size for adaptive reuse of farm structures existing as of January 7, 2003.

(2) **Floor Area Ratio.** The floor area ratio shall not exceed 0.01 except that there shall be no maximum floor area ratio for adaptive reuse of farm structures existing as of January 7, 2003.

(3) **Location on Site/Dimensional Standards.** The use shall be set back from lot lines as follows:

(a) Structures of up to 1,500 square feet of gross floor area: 100 feet minimum from all lot lines.

(b) Structures greater than 1,500 and up to 4,000 square feet of gross floor area: 150 feet minimum from all lot lines.

(c) Structures over 4,000 square feet of gross floor area: 175 feet minimum from all lot lines.

(C) **Parking.** Parking and loading shall be provided as required by Section 5-1102.

(D) **Landscaping/Buffering/Screening.**

(1) **Buffer.** The use shall comply with the landscaping and screening standards of Section 5-653(A).

(2) **Parking Areas.** Parking areas shall be screened to comply with the requirements of Section 5-653(B).

(3) **Storage Yards.** All storage yards shall be screened and landscaped consistent with the standards of Section 5-653(C).

(E) **Roads/Access Standards.**

- (1) **General.** A restaurant shall comply with the road access standards of Section 5-654.
 - (2) **Driveways.** Driveways shall not be located within a required buffer yard area except as minimally necessary to access the site.
 - (3) **Number of Access Points.** There shall be no more than one point of access to a public road. This requirement shall not preclude an additional access for emergency vehicles only.
- (F) **Exterior Lighting Standards.** All exterior lighting shall comply with the standards of Section 5-652(A) (Exterior Lighting Standards).

5-644

Educational or Research Facilities Use Related to the Agriculture, Horticulture and Animal Husbandry Uses in the District. Any educational or research facilities use related to the agriculture, horticulture and animal husbandry uses in the AR and TR districts shall comply with the following standards.

(A) **Size of Use Standards.**

- (1) **Site Size.** The minimum lot area shall be 25 acres.
- (2) **Visitors/Customers/Parking Spaces.** The minimum lot area shall increase based on the number of visitors/customers attracted, as follows.

Scope of Use Event	Lot Area (Minimum)
No more than 200 visitors on any one day; no more than 100 vehicles allowed on site at any one time. Additional visitors allowed by right at rate of 5 per acre in excess of 25 acres.	25 acres

- (3) **Structure.** The floor area ratio shall not exceed 0.041.
 - (4) **Storage Yards.** The maximum total area of storage yards shall not exceed 10 percent of the total area of the principal structure.
- (B) **Location on Site/Dimensional Standards.** The use shall be set back from lot lines as follows:
- (1) Structures up to 7,000 square feet of gross floor area: 100 feet minimum from all lot lines.
 - (2) Structures greater than 7,000 square feet of gross floor area and up to 12,000: 150 feet minimum from all lot lines.
 - (3) Structures greater than 12,000 square feet of gross floor area: 200 feet minimum from all lot lines.

- (C) **Parking.** Parking and loading shall be provided as required by Section 5-1102.
- (D) **Landscaping/Buffering/Screening.**
- (1) **Buffer.** The use shall comply with the landscaping and screening standards of Section 5-653(A).
 - (2) **Parking Areas.** Parking areas shall be screened to comply with the requirements of Section 5-653(B).
 - (3) **Storage Yards.** Storage yards shall be screened and landscaped consistent with the standards of Section 5-653(C).
- (E) **Roads/Access.**
- (1) **General.** The use shall comply with the road access standards of Section 5-654.
 - (2) **Number of Access Points.** There shall be no more than two points of access to a public road. This requirement shall not preclude an additional access for emergency vehicles only.
 - (3) **Driveways.** Driveways shall not be located within a required buffer yard area except as minimally necessary to access the site.
- (F) **Exterior Lighting Standards.** All exterior lighting shall comply with the standards of Section 5-652(A) (Exterior Lighting Standards).
- (G) **Noise Standards.** The use shall comply with the noise standards of Section 5-652(B) (Noise Standards).

5-645

Camp, Day and Boarding. Day and boarding camps in the AR, TR, JLMA and PD-CV districts shall comply with the following standards.

(A) **Intensity/Character.**

(1) **Site Size.**

- (a) The minimum lot area for a day and boarding camp for less than 15 campers shall be 20 acres.
- (b) The minimum lot area for a day and boarding camp for more than 15 campers shall comply with the following standards.

Use	Scope of Use Campers	Lot Area (Minimum)
Level I— small scale	Up to 30 campers daily	4015 acres
Level II— medium scale	>30 and Up to 10060 campers or boarders daily	8040 acres
Level III—	>60 and uUp to 250100	100160 acres

Use	Scope of Use/Campers	Lot Area (Minimum)
large scale	campers or boarders daily	
Level IV	> 250 campers or boarders daily.	Over 160 acres. Special exception pursuant to Section 6-1300

- (2) **Not Permanent Residence.** Day and boarding camps shall not be used as permanent residences, except for the owner or manager and permanent maintenance personnel.
- (3) **Service Buildings.** Service buildings with restroom and other facilities shall be provided in accordance with the Loudoun County Health Department requirements.

(B) **Size of Use.**

(1) **Structure Size DELETED.**

- (a) ~~The size of structures (excluding tent platforms) used at a day and boarding camp for less than 15 campers shall not exceed 6,000 square feet in gross floor area.~~
- (b) ~~The minimum size of structures (excluding tent platforms) at day and boarding camp for more than 15 boarders shall comply with the following standards:~~

Level I—small scale	Up to 20 campers daily	8,000 square feet
Level II—medium scale	> 20 and up to 60 campers daily	16,000 square feet
Level III—large scale	> 60 and up to 100 campers daily	32,000 square feet
Level IV	> 100 campers daily	Special exception pursuant to Section 6-1300

- (2) **Location on Site/Dimensional Standards.** Structures shall be set back from lot lines as follows:

Use	Lot Area	Structure Size	Setback from Lot Lines
Camp with less than 15 campers	20 acres	6,000 square feet	100 ft.
Level I—small scale	40 acres	8,000 square feet	150 ft.
Level II—medium scale	80 acres	16,000 square feet	200 ft.
Level III—large scale	160 acres	32,000 square feet	250 ft.

(C) **Landscaping/Buffering/Screening.**

- (1) **Buffer.** The use shall comply with the landscaping and screening standards of Section 5-653(A).
- (2) **Parking Areas.** Parking areas shall be screened to comply with the requirements of Section 5-653(B).

(D) **Roads/Access.**

- (1) **General Access Standards.** The use shall comply with the road access standards of Section 5-654.
- (2) **Driveways.** Driveways shall not be located within a required buffer yard area except as minimally necessary to access the site.
- (3) **Number of Access Points.**
 - (a) **Camp with Less Than 15 Campers/Level I Camp.** There shall be no more than one point of access to a public road from a camp with less than 15 campers or a Level I day and boarding camp. This requirement shall not preclude an additional access for emergency vehicles only.
 - (b) **Level II or III Day and Boarding Camp.** There shall be no more than two points of access to a road from a Level II or III day and boarding camp. This requirement shall not preclude an additional access for emergency vehicles only.

(E) **Parking.**

- (1) **General.** Parking shall be provided as required by Section 5-1102.
- (2) **Surface.** All parking and loading areas serving the use shall use a dust-free surfacing material as provided in the Facilities Standards Manual.

(F) **Exterior Lighting Standards.** All exterior lighting shall comply with the standards of Section 5-652(A) (Exterior Lighting Standards).

(G) **Noise Standards.** The use shall comply with the noise standards of Section 5-652(B) (Noise Standards).

5-646

Campgrounds. Campgrounds in the AR, TR, and JLMA districts shall comply with the following standards.

(A) **Intensity/Character.**

- (1) **Site Size.**

- (a) The minimum lot area for a campground shall be 40 acres.
- (b) The minimum lot area for a campground shall increase based on the following standards.

Use	Scope of Use Campsites	Lot Area (Minimum)
Level I—small scale	Up to 50 campsites	40 acres
Level II—medium scale	>50 up to 100 campsites	80 acres
Level III—large scale	>100 up to 150 campsites	160 acres
Level IV	> 150 campsites	Special exception pursuant to Section 6-1300

- (2) **Not Permanent Residence.** Campgrounds shall not be used as permanent residences, except for the owner or manager and permanent maintenance personnel.
- (3) **Camping Sites.** Camping sites shall be a minimum of 1,250 square feet and at least 25 feet in width.
- (4) **Recreational Area.** Each campground shall provide a recreational area consisting of 100 square feet per campsite.
- (5) **Public Telephone.** At least one (1) public telephone shall be provided for each 50 campsites.
- (6) **Streets and Walks Lighted.** Streets and walks shall be lighted every 400 feet.
- (7) **Service Buildings.** Service buildings with restroom and other facilities shall be provided in accordance with the Loudoun County Health Department requirements.
- (8) **Groundcover.** All areas within a campground shall have sufficient groundcover to prevent erosion and blowing dust.

(B) **Size of Use.**

- (1) **Structure Size.** The size of structures (excluding tent platforms) used at a campground shall not exceed the following standards:

Use	Scope of Use Campers	Total Size of Structures (Maximum)
Level I—small scale	Up to 50 campsites	8,000 square feet
Level II—medium scale	>50 up to 100 campsites	16,000 square feet
Level III—large scale	>100 up to 150 campsites	32,000 square feet
Level IV	>150 campsites	Special exception pursuant to Section 6-1300

- (C) **Location on Site/Dimensional Standards.** A campground shall be set back from lot lines as follows:

Use	Lot Area (Min)	Size of Structures (Max)	Setback from Lot Lines
Level I—small scale	40 acres	8,000 square feet	150 ft.
Level II—medium scale	80 acres	16,000 square feet	200 ft.
Level III—large scale	160 acres	32,000 square feet	250 ft.

(D) **Landscaping/Buffering/Screening.**

- (1) **Buffer.** The use shall comply with the landscaping and screening standards of Section 5-653(A).
- (2) **Parking Areas.** Parking areas shall be screened to comply with the requirements of Section 5-653(B).

(E) **Roads/Access.**

- (1) **General Access Standards.** The use shall comply with the road access standards of Section 5-654.
- (2) **Driveways.** Driveways shall not be located within a required buffer yard area except as minimally necessary to access the site.
- (3) **Number of Access Points.**
 - (a) There shall be no more than one point of access to a public road from a Level I campground. This requirement shall not preclude an additional access for emergency vehicles only.
 - (b) There shall be no more than two points of access to a public road from a Level II, III or IV campground. This requirement shall not preclude an additional access for emergency vehicles only.

(F) **Parking.**

- (1) **General.** Parking shall be provided as required by Section 5-1102.
- (2) **Surface.** All parking areas serving the use shall use a dust-free surfacing material as provided in the Facilities Standards Manual.

(G) **Exterior Lighting Standards.** All exterior lighting shall comply with the standards of Section 5-652(A) (Exterior Lighting Standards).

(H) **Noise Standards.** The use shall comply with the noise standards of Section 5-652(B) (Noise Standards).

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Cross-Country Ski Business and Eco-Tourism. Any cross-country ski business and eco-tourism use in the AR, JLMA-20 and TR-10 districts shall comply with the following standards:

- (A) **Intensity/Character of Use.** The hours of operation shall be limited to 6:00 a.m. to 9:00 p.m.
- (B) **Size of Use.**
 - (1) **Size of Use.** The minimum lot area of an eco-tourism use shall be 5 acres.
 - (2) **Structure Size.** The size of structures used shall not exceed 5,000 square feet in gross floor area.
 - (3) **Storage Areas.** The total area of storage areas shall not exceed 1000 square feet.
- (C) **Roads/Access.**
 - (1) **General Access Standards.** The eco-tourism use shall comply with the road access standards in Section 5-654.
 - (2) **Number of Access Points.** There shall be no more than one point of access to a public road. This requirement shall not preclude an additional access for emergency vehicles only.
- (D) **Exterior Lighting.** The only exterior lighting allowed for an eco-tourism use shall be for security purposes only.
- (E) **Parking.**
 - (1) **General.** Parking and loading shall be provided as required by Section 5-1102.
 - (2) **Surface.** All parking areas serving the use shall use a dust-free surfacing material as provided in the Facilities Standards Manual.

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Golf Course. Any golf course in the AR, TR, JLMA and PD-CV districts shall comply with the following standards.

- (A) **Intensity/Character.**
 - (1) **Site Size.** The minimum lot area for a golf course shall be:
 - (a) 75 acres for 9 holes.
 - (b) 150 acres for 18 holes.
 - (2) **Hours of Operation.** The hours of operation for a golf course shall be limited to 6:00 a.m. to 9:00 p.m.

- (3) **Accessory Uses.** Accessory uses to a golf course may include a club house which includes a pro shop and small restaurant or café, subject to the following standards:
 - (a) The golf pro shop shall be limited to sales of golf-related items.
 - (b) Accessory uses shall constitute no more than 25 percent of the total size of the golf clubhouse.
- (B) **Size of Use.**
 - (1) **Structure Size.** The size of structures used at a golf course shall not exceed 25,000 square feet in gross floor area (total all structures).
 - (2) **Storage Yards.** The total area of storage yards shall not exceed 5,000 square feet.
- (C) **Location on Site/Dimensional Standards.** A golf course shall be set back 200 feet from lot lines.
- (D) **Parking.**
 - (1) **General.** Parking shall be provided as required by Section 5-1102.
 - (2) **Surface.** All parking areas serving the use shall use a dust-free surfacing material as provided in the Facilities Standards Manual.
- (E) **Landscaping/Screening.**
 - (1) **Buffer.** A minimum of the first 50 feet of setback area shall be buffered, screened and landscaped consistent with the standards of Section 5-653(A).
 - (2) **Parking Areas.** Parking areas shall be screened to comply with the requirements of Section 5-653(B).
- (F) **Roads/Access.**
 - (1) **General Access Standards.** A golf course shall comply with the road access standards in Section 5-654.
 - (2) **Number of Access Points.** There shall be no more than two points of access to a public road from a golf course. This requirement shall not preclude an additional access for emergency vehicles only.
- (G) **Exterior Lighting Standards.** All exterior lighting shall comply with the standards of Section 5-652(A) (Exterior Lighting Standards).

Outdoor Amphitheater. Any outdoor amphitheater in the AR districts shall comply with the following standards.

(A) **Intensity/Character.**

- (1) **Site Size.** The minimum lot area for an outdoor amphitheater shall be 50 acres.
- (2) **Accessory Uses.** Accessory uses to an outdoor amphitheater may include concession facilities for the sales of drinks and food during events, and offices used solely for the purpose of operating and managing the outdoor amphitheater. The concession facilities shall constitute no more than 5,000 square feet, and be integrated into the general structure and design of the outdoor amphitheater.

(B) **Size of Use.** The seating capacity of the outdoor amphitheater shall not exceed 2,000 persons.

(C) **Location on Site/Dimensional Standards.** An outdoor amphitheater shall be set back from lot lines a minimum of 1000 feet.

(D) **Landscaping/Buffering/Screening.**

- (1) **Buffer.** The use shall comply with the landscaping and screening standards of Section 5-653(A).
- (2) **Parking Areas.** Parking areas shall be screened to comply with the requirements of Section 5-653(B).

(E) **Roads/Access.**

- (1) **General.** The use shall comply with the road access standards of Section 5-654.
- (2) **Number of Access Points.** There shall be no more than two points of access to an outdoor amphitheater. This requirement shall not preclude an additional access for emergency vehicles only.

- (3) **Driveways.** Driveways shall not be located within a required buffer yard area except as minimally necessary to access the site.

(F) **Parking.**

- (1) **General.** Parking and loading shall be provided as required by Section 5-1102.
- (2) **Surface.** All parking areas serving the use shall use a dust-free surfacing material as provided in the Facilities Standards Manual.

- (G) **Exterior Lighting Standards.** All exterior lighting shall comply with the standards of Section 5-652(A) (Exterior Lighting Standards), except that fully shielded lighting fixtures are not required around the outdoor amphitheater itself.
- (H) **Noise Standards.** The use shall comply with the noise standards of Section 5-652(B) (Noise Standards).

5-6501-650 Antique Shop; Art Gallery or Studio; Craft Shop. Any antique shop, art gallery or studio, or craft shop in the AR, TR-10 and PD-CV districts shall comply with the following standards.

- (A) **Intensity/Character Standards.** Hours of operation shall be limited to 8:00 a.m. to 9:00 p.m.
- (B) **Size of Use.**
 - (1) **Site Size.** The minimum lot area shall be 1 acre.
 - (2) **Structures.**
 - (a) The total size of all structures used for art galleries or studios and craft shops shall not exceed 3,000 square feet in gross floor area.
 - (b) The total size of all structures used for antique shops shall not exceed 10,000 square feet in gross floor area.
 - (3) A structure existing prior to January 7, 2003, located within an Historic Site District or Historic and Cultural Conservation District may be used as for an Antique Shop; Art Gallery or Studio; or Craft shop and shall be exempt from the minimum lot area, yard and floor area ratio requirements specified above, provided that any expansion or enlargement of such structure shall not exceed 15% of the total floor area existing prior to January 7, 2003 unless a greater expansion is approved by minor special exception pursuant to section 6-1300.
- (C) **Location on Site/Dimensional Standards.** The antique shop, art gallery or studio, or craft shop shall be set back a minimum of 100 feet from all lot lines.
- (D) **Landscaping/Buffering/Screening.**
 - (1) **Buffer.** The use shall comply with the landscaping and screening standards of Section 5-653(A).
 - (2) **Parking Areas.** Parking areas shall be screened to comply with the requirements of Section 5-653(B).
- (E) **Parking.**

- (1) **General.** Parking and loading shall be provided as required by Section 5-1102.
- (2) **Surface.** All parking areas serving the use shall use a dust-free surfacing material as provided in the Facilities Standards Manual.
- (F) **Roads/Access Standards.**
 - (1) **General Access Standards.** The use shall comply with the road access standards in Section 5-654.
 - (2) **Number of Access Points.** The use shall have no more than one point of access to a public road. This requirement shall not preclude an additional access for emergency vehicles only.
- (G) **Exterior Lighting Standards.** All exterior lighting shall comply with the standards of Section 5-652(A) (Exterior Lighting Standards).
- (H) **Noise.** The use shall comply with the noise standards of Section 5-652(B) (Noise Standards).

5-6511-651 Auction House. Any auction house in the AR districts shall comply with the following standards.

- (A) **Intensity/Character Standards.**
 - (1) **Hours of Operation.** Hours of operation shall be limited to 8:00 a.m. to 9:00 p.m.
 - (2) **Sanitary Facilities.** Bathroom facilities shall be provided on site, consistent with the requirements of the Uniform Statewide Building Code.
- (B) **Size of Use.**
 - (1) **Site Size.** The minimum lot area shall be 10 acres.
 - (2) **Structure.** There shall be only one structure allowed on the lot which shall not exceed 10,000 square feet in size.
 - (3) **Outdoor Storage.** The maximum area of outdoor storage shall not exceed 2,000 square feet.
 - (4) A structure existing prior to January 7, 2003, located within an Historic Site District or Historic and Cultural Conservation District may be used as for an Auction House and shall be exempt from the minimum lot area, yard and floor area ratio requirements specified above, provided that any expansion or enlargement of such structure shall not exceed 15% of the total floor area existing prior to January 7, 2003 unless a greater expansion is approved by minor special exception pursuant to section 6-1300.

- (C) **Location on Site/Dimensional Standards.** The auction house shall be set back a minimum of 100 feet from all lot lines.
- (D) **Landscaping/Buffering/Screening.**
 - (1) **Buffer.** The use shall comply with the landscaping and screening standards of Section 5-653(A).
 - (2) **Parking Areas.** Parking areas shall be screened to comply with the requirements of Section 5-653(B).
 - (3) **Outdoor Storage.** All outdoor storage shall be screened and landscaped consistent with the standards of Section 5-653(C).
- (E) **Roads/Access Standards.**
 - (1) **General Access Standards.** An auction house shall comply with the road access standards in Section 5-654.
 - (2) **Driveways.** Driveways shall not be located within a required buffer yard area except as minimally necessary to access the site.
 - (3) **Number of Access Points.** There shall be no more than one point of access to a public road. This requirement shall not preclude an additional access for emergency vehicles only.
- (F) **Parking.**
 - (1) **General.** Parking and loading shall be provided as required by Section 5-1102.
 - (2) **Surface.** All parking areas serving the use shall use a dust-free surfacing material as provided in the Facilities Standards Manual.
- (G) **Exterior Lighting Standards.** All exterior lighting shall comply with the standards of Section 5-652(A) (Exterior Lighting Standards).
- (H) **Noise Standards.** The use shall comply with the noise standards of Section 5-652(B) (Noise Standards).

5-6521-652 Exterior Lighting and Noise Standards for Specific Uses. The following exterior lighting and noise standards shall apply to specific uses in this section when they are expressly referenced in the standards for the specific use.

- (A) **Exterior Lighting Standards.**
 - (1) **Pole-Mounted Exterior Lighting.** The maximum height of pole-mounted exterior lighting shall be 25 feet.
 - (2) **Shielded Lighting/Light Element.** Fully shielded lighting fixtures shall be used in all areas. The light element (lamp or globe) of a fixture shall not extend below the cutoff shield.

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- (3) **Hours of Operation.** All exterior lighting shall be extinguished from 10:00 p.m. to 6:00 a.m., except for exterior lighting that is determined necessary for security purposes.
- (4) **No Illuminated Signage.** Signage related to the use shall not be illuminated.

(B) **Noise Standards.**

- (1) **Location in Relation to Residential Use.** No loading/unloading activities or other noise-producing activities shall be allowed within 250 feet of an existing single family residential use.
- (2) **Maximum dB(A).** The maximum allowable dB(A) level of impulsive sound emitted from the use, as measured at the property line of any adjacent residential lot where the lot is designed for a single family dwelling unit as a principal use, adjacent residential structures shall not exceed 55 dB(A). -In addition, outdoor music shall not be allowed after 11:00 PM.

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Landscaping and Screening Standards for Specific Uses. The following ~~exterior lighting and noise~~ landscaping standards shall apply to specific uses in this section when they are expressly referenced in the standards for the specific use.

- (A) **Landscaping/Buffering/Screening in Setbacks or Yards Adjacent to Certain Sized Lots.** A minimum of the first 50 feet of setback or yard area adjacent to any existing lot four (4) three acres or less in size that contains a house within 300 feet of the adjacent property line shall be landscaped and screened with solid fencing and/or landscaped area that provides 3 canopy tree(s) per 100 lineal feet of the adjacent property line. The Zoning Administrator may waive, reduce and/or modify these tree planting requirements if in his/her opinion the topography or existing vegetation adequately screens such parking areas from adjacent properties, year-round screening and is equivalent to a Type Three (3) Buffer Yard (Section 5-1400). The use of natural topography, vegetation, and trees that provide screening at the density, depth and height of the Type Three (3) Buffer Yard shall be credited towards this Type Three (3) Buffer Yard requirement in accordance with Section 5-1409(E).
- (B) **Screening of Parking Areas.** Parking areas shall be provided with 1 canopy tree per each 10 parking or 2 loading spaces. Yards, berms, vegetative screening, fences or walls shall be provided to buffer adjacent properties and public streets from for off-street parking areas and service areas for loading and unloading. The Zoning Administrator may waive, reduce and/or modify these tree planting requirements if in his/her opinion the topography or existing vegetation adequately screens such parking areas from adjacent properties.

- (C) **Screening of Outdoor Storage and Storage Yards.** Outdoor storage and storage yards shall be screened to minimize visibility from view from adjacent public roads and adjacent single family detached uses by six (6) canopy trees per one hundred (100) lineal feet of perimeter of storage area.

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Road Access Standards for Specific Uses. The following road access standards shall apply to specific uses in this section when they are expressly referenced in the standards for specific use.

TABLE 5-654: ROAD ACCESS STANDARDS			
Average Generated Daily Vehicle Trips (VTD)	Private Road Standards	Public Paved Road Standards	Public Unpaved Road Standards
1 - 20 VTD	FSM Chapter 4, Table 3, Type C1 Roadway	16-18 Foot Pavement Section Permitted	16-18 Foot Minimum Travelway Permitted
21 - 70 VTD	FSM Chapter 4, Table 3, Type C2 Roadway	16-18 Foot Pavement Section Permitted	16-18 Foot Minimum Travelway Permitted
71 - 250 VTD	FSM Chapter 4, Table 13, A1 Type C3 Roadway	18-20 Foot Pavement Section Permitted	18 Foot Minimum Travelway Permitted
251 - 600 VTD	FSM Chapter 4, Table 1, A2 Type A1 Roadway	18-22 Foot Pavement Section Permitted	Not Permitted Special Exception Review required (Section 6-1300)
More than 600 VTD	Special Exception Review required (Section 6-1300) FSM Chapter 4, Table 1, Type A1 Roadway	Special Exception Review required (Section 6-1300)	Not Permitted Special Exception Review required (Section 6-1300)
⁽¹⁾ Characteristics of the first public road accessed by project's private access road.			

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Elementary or Middle School for 15 pupils or less

- (A) **Size of Use:** The minimum lot area for an elementary or middle school for 15 pupils or less is 5 acres.
- (1) Road/Access Standards shall comply with the road access standards of Section 5-654.
 - (2) Exterior Lighting Standards. All exterior lighting shall comply with the standards of Section 5-652(A) Exterior Lighting Standards).
 - (3) Outdoor play space shall be provided in accordance with the standards established in Section 5-609 Child Care.

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Convent or Monastery. In the AR, TR, and JLMA-3 districts, a convent or monastery shall comply with the following additional requirements:

- (A) Intensity/Character

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- (1) The minimum lot area shall be as follows, unless the convent or monastery is developed as an adaptive re-use pursuant to Section 5-656(A)(2):

Use	Size of Lot (Minimum)	No. of Residents
Level I – small scale	5 acres	4-10 residents
Level II – medium scale	10 acres	11-20 residents
Level III – large scale	20 acres	21-30 residents
Level IV- requires special exception approval pursuant to Section 6-1300	30 acres	31-40 residents

- (2) A structure existing prior to January 7, 2003, located within an Historic Site District or Historic and Cultural Conservation District may be used as for a Convent/Monastery and shall be exempt from the minimum lot area, yard and floor area ratio requirements specified above, provided that any expansion or enlargement of such structure shall not exceed 15% of the total floor area existing prior to January 7, 2003 unless a greater expansion is approved by minor special exception pursuant to section 6-1300.

(B) **Building/Lot requirements**

- (1) **Size of use.** The floor area ratio shall not exceed 0.041.
- (2) **Minimum Required Yard Standards.** The minimum required yards shall be as follows:
- (a) Level I – small scale: 50 feet minimum from all lot lines;
 - (b) Level II – medium scale: 100 feet minimum from all lot lines
 - (c) Level III- large scale: 150 feet minimum from all lot lines
- (3) **Landscaping/Buffering/Screening.**
- (a) The use shall comply with the landscaping and screening standards of Section 5-653(A).
 - (b) Parking areas shall be screened to comply with the standards of Section 5-653(B).
 - (c) Driveways shall not be located within a required buffer yard area except as minimally necessary to access the site.
- (4) **Roads/Access.** The convent or monastery shall comply with the road access standards in Section 5-654.

(5) **Parking.**

- (a) **General.** Parking and loading shall be provided as required by Section 5-1102.
- (b) **Surface.** All parking areas serving the use shall use a dust-free surfacing material, as provided in the Facilities Standards Manual.

(6) **Exterior Lighting.** All exterior lighting shall comply with the standards of Section 5-652(A) Exterior Lighting Standards.

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Stockpiling of Dirt. Any stockpiling of dirt in the AR and TR districts shall comply with the following standards:

(A) **Intensity/Character Standards.**

(1) **Size of Use:**

- (a) **Minimum Lot Size:** Five (5) Acres
- (b) **Pile Area:** A single stockpile of dirt pile shall not exceed an area greater than two (2) acres.
- (c) **Height:** A single stockpile of dirt shall not exceed 25 feet above original natural grade. For each additional five (5) acres in lot area, the height may increase one (1) foot and in no case shall the height exceed 50 feet above original natural grade. Additionally, no stockpile shall be visible above the existing tree line as viewed from any property line.
- (d) **Slope:** Slope shall not exceed a 3:1 ratio.

(2) **Siting:**

- (a) No stockpile of dirt is permitted in the Mountainside Overlay District, the Limestone Conglomerate Overlay District or the River/Stream Corridor Overlay District.
- (b) To the maximum extent feasible stockpiles of dirt shall not be located in wetlands, hydric soils, or areas identified as containing endangered species or plants ~~that are outside of primary conservation areas.~~
- (c) Stockpiles of dirt shall only be permitted on forested sites when there is an approved forest management plan.

(3) **Location on Site/Dimensional Standards:**

- (a) **Setback from Single-Family Dwellings:** No stockpile of dirt, loading/unloading activities, general stockpile of dirt

operations, or related activities shall be allowed within 500 feet of an existing residential structure.

- (b) **Other setbacks:** No stockpile of dirt shall be located within 100 feet of any lot line and/or street to include ingress-egress easements.

- (4) **Hours of Operation:** The hours of operation shall be limited to 7:00 AM to 6:00 PM.

(B) **Access/Vehicular Circulation:**

- (1) **Access:** Access to the lot shall be from a paved, State maintained road at least twenty (20) feet in width.
- (2) **Driveways/Internal Access Roads (driveways):** Driveways shall not be located within a required buffered setback area except as minimally necessary to access the site. Such driveways shall be all-weather roads negotiable by loaded transport vehicles.
- (3) **Vehicular Circulation:** Adequate-stacking space shall be provided on site to accommodate anticipated traffic. Such stacking space shall be screened in accordance with the requirements in Section 5-650 (B).
- (4) **Debris:** To prevent the tracking of debris, mud, dirt or other material on public rights-of-way, the public rights-of-way shall be hosed off on a daily basis when the stockpile of dirt facility is in operation. During winter months the road shall be chemically treated to prevent icing conditions after hosing off the road.

- (C) **Materials:** Stockpiles of dirt may be comprised only of uncontaminated dirt and naturally occurring rock. Incorporated organic material, including roots, twigs, limbs, logs, leaves, and grass may not exceed three (3) percent by volume at any location in the stockpile of dirt. Processing within the stockpile of dirt is limited to grading, sorting, and compacting of dirt and waste rock. Screening of dirt shall not be permitted.

- (D) **Exterior Lighting:** Exterior Lighting shall be permitted for security purposes only and in accordance with Section 5-649. Signage for the stockpile of dirt use shall not be illuminated.

- (E) **Landscaping and Screening:** Landscaping and Screening shall be provided in accordance with Section 5-650.

- (F) **Noise:** Noise created by the activity at the stockpile of dirt shall comply with Section 5-649(B).

Compliance with other Ordinances: Nothing herein shall relieve the stockpile of dirt activity from complying with other Federal, State or County Codes.

Where there is a conflict in the applicable ordinances, the more restrictive shall apply. A Zoning Permit is required prior to the commencement of the Stockpiling of Dirt. In addition, prior to commencing any stockpile of dirt activity, a preliminary soil report shall be provided to the County Soil Scientist in accordance with Chapter 6 of the Facilities Standards Manual.

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Funeral Homes. Funeral homes, when located within the PD-IP zoning district, are subject to the following additional provisions:

- (A) The funeral home must be located within a freestanding building and be the sole principal use on the lot.
- (B) The minimum lot size for a funeral home use shall be 1.5 acres.
- (C) The funeral home use shall be established on a parcel of land fronting on, and with direct access to, an existing collector or arterial road.
- (D) Sufficient car stacking space shall be provided on the lot such that a collector or arterial road need not be used for the forming of funeral processions. The area of the lot used for the forming of funeral processions shall have direct, but limited, access to the collector or arterial road.

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Drive-through Facilities Associated With Banks, Financial Institutions and Pharmacies. Drive-through facilities with up to 3 service lanes and an escape lane shall be permitted in association with banks, financial institutions and pharmacies that also provide a standard range of customer services in a building, subject to the following additional provisions:

- (A) Notwithstanding the requirements of Section 5-1400(A) and (B), where the bank or financial institution or pharmacy property abuts a residentially zoned or used property a Type Four (4) Rear Yard Buffer including structure shall be provided adjacent to the residential property (Section 5-1400). Further, 70% of canopy trees and 100% of all other plants required in the buffer shall be evergreens.
- (B) Stacking space shall be sufficient to avoid vehicle stacking into drive lanes, parking spaces and public street

5-703 Agricultural Rural (AR) District Cluster Option.

(A) **Purpose.** The purpose of the Agricultural Rural (AR) District Cluster Option is to provide for residential single-family detached development in the AR-1 and AR-2 districts that promotes the clustering of allowed residential densities while preserving open space and endeavoring to minimize conflict between residential and addresses conservation design standards, accommodates rural economy uses. A cluster subdivision is required where: (i) septic fields are to be located outside the lot served; (ii) HOA ownership of common areas is proposed; or (iii) communal water or wastewater systems will be utilized. ~~and ensures the form and character of residential development is consistent with the open character of the rural economy uses.~~

(B) **General Requirements.** The requirements established in the following sections set forth the general and specific standards for development under the AR District Cluster Option.

(1) **General.** A landowner may exercise the residential cluster option:

- (a) In the AR-1 district: on a site consisting of a minimum of forty (40)~~30~~ contiguous acres.
- (b) In the AR-2 district: on a site consisting of a minimum of eighty (80)~~60~~ contiguous acres.

For the purposes of this section, land shall be considered contiguous notwithstanding that a land ownership is not broken by a road or a public or private right-of-way or easement passes through such parcel of land.

(2) **Density/Clustering.** Under this AR cluster option, the residential development on the site shall be clustered according to the provisions of this section, and the maximum number of lots shall be:

- (a) AR-1 district: a gross density of one (1) lot per ten (10)~~10~~ acres of the total gross land area subjected to the cluster option, including the Rural Economy Conservation Lands lot.
- (b) AR-2 district: a gross density of one (1) lot per twenty (20)~~20~~ acres of the total gross land area subjected to the cluster option, including the Rural Economy Conservation Lands lot.

Accessory dwelling units and guest houses otherwise allowed by this Ordinance shall not be counted as dwelling units in the density calculation.

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Minimum number of cluster lots in cluster subdivision: Three (3). Multiple clusters are permitted. The density utilized to create the cluster subdivision shall be calculated for the overall parcel utilized to create the cluster. The subdivision record plat for a cluster subdivision shall contain a tabulation of density for such cluster subdivision.

- (3) **Rural Economy Conservation Lands Open Space.** A minimum percentage of the site shall consist of Open Space, which shall include all land in Conservancy Lots and all land owned by the Homeowners Association Rural Economy Conservation Land. All Conservancy Lots and land owned by the HOA shall be, subject to a prohibition on the record plat and in the initial deed of conveyance after subdivision, prohibiting further subdivision, although boundary line adjustment between conservancy lots is permitted so long as no resulting conservancy lot is less than fifteen (15) acres in size conservation easement precluding further subdivision. The required percentages of open space for AR-1 and AR-2 District Clusters are, as follows:

- (a) AR-1 district: 70 percent.
- (b) AR-2 district: 85 percent.

- (C) **Residential Cluster and Rural Economy Conservation Lands Standards.** ~~These two~~ elements of the residential cluster option are (1) the residential cluster lots; and (2) Conservancy Lots, and (iii) land, if any, to be deeded to and maintained by the Homeowners Association for the cluster subdivision the Rural Economy Conservation Lands lot. The site layout of these elements shall be depicted on the Subdivision Plat ~~occur during the review of a preliminary plat for subdivision, simultaneously with the analysis and site planning required to be undertaken to comply with Section 6-2000 (Conservation Design).~~ Development of these elements residential cluster and the Rural Economy Conservation Lands shall comply with the following standards.

- (1) **Residential Clusters.** Clusters and lots within clusters shall comply with the following standards; ~~except as exempted by Section 5-703(C)(1)(e).~~
- ~~(a) Number of Lots in Cluster(s).~~ Residential cluster(s) shall consist of a minimum of 5 lots and a maximum of 25 lots; except that a cluster may consist of fewer than 5 lots if:

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~~(i) There will be fewer than 5 lots on the entire site that is to be developed under the cluster option;~~

~~(ii) In the AR-1 district, the area of the site is less than 50 acres; or~~

~~(iii) It is demonstrated that a cluster of fewer than 5 lots will result in greater amounts of contiguous Rural Economy Conservation Lands or result in less denigration of primary conservation areas.~~

(b) Number of Clusters. Multiple clusters shall be required where the total number of lots on a site is greater than 25. A single cluster shall contain all the lots where the total number of lots on a site is 25 or fewer, except that multiple clusters may be allowed where:

~~(i) It is demonstrated that multiple clusters will result in greater amounts of contiguous Rural Economy Conservation Lands or result in less denigration of primary conservation areas; and~~

~~(ii) None of the clusters contains fewer than 5 lots, unless allowed as provided in Section 5-703(C)(1)(a) above.~~

(e)(a) Dimensional Standards of Lots Within Cluster(s).

~~(i) The area of any individual residential cluster lot shall not be less than one (1) acre or greater than three ~~exceed~~ (3) acres; except a Common open space to be owned by an HOA shall not be subject to the foregoing minimum or maximum lot size.~~

~~(ii) Minimum Lot Width of Cluster Lots: Lot size of two (2) acres or more: 200 feet on paved roads; 50 feet on unpaved roads. Lot size of less than two (2) acres: 100 feet on a paved road; 50 feet on unpaved roads~~

~~(iii) Minimum Lot Coverage on Cluster Lots: Lot size of two (2) acres or more: 8% maximum, based on gross acreage. Lot size of less than two (2) acres: 15% maximum, based on gross acreage may exceed the 3-acre maximum lot size.~~

~~(i) There is no minimum lot size for a residential lot in the cluster(s).~~

~~(iii)(iv) Residential structures within the subdivision cluster, including Conservancy Lots, shall be set back a minimum of 100 feet from any lot line adjoining~~

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~~parcels not located within the cluster subdivision, an agricultural, horticultural, or animal husbandry use.~~

~~(iii) The residential cluster lots shall be located in a contiguous group, with adjacent and fronting lots oriented towards each other as on a street or along a common area.~~

~~(d)(b)~~ **One Dwelling Unit on a Lot.** The only principal use on each residential cluster lot, except the ~~Rural Economy Conservation Lands Conservancy Lots~~, shall be one single family detached dwelling unit, and any accessory uses (including communal systems, and including Guest House, Accessory Dwelling Unit or Tenant House provided the requirements for such accessory units are met) allowed for the single family detached unit under this Ordinance.

~~(e)(c)~~ **HOA Common Area.** In addition to the number of lots permitted above, a common open space area owned by an HOA may be provided within the DDA, created pursuant to Section 6-2000.

(2) ~~**Rural Economy Conservation Lands Conservancy Lots.** The required percentage of Open Space Rural Economy Conservation Lands may consist of one or more Conservancy Lots, provided that (i) no Conservancy Lot shall be less than fifteen (15) acres in size; and (ii) all Conservancy Lots shall be counted against the maximum number of lots allowed in the cluster subdivision. on the site shall include primary conservation area lands and other lands, as may be necessary to meet the required percentage. The Rural Economy Conservation Lands shall be designed to be contiguous, and shall be included within one lot. Such lot shall be counted against the maximum number of lots permitted.~~

(a) ~~**Allowed Uses on Conservancy Lots Rural Economy Conservation Lands.** The following uses are allowed on the Rural Economy Conservation Lands Conservancy Lots:~~

~~(i) The uses allowed on primary conservation area lands on the Rural Economy Conservation Lands are limited to those uses and activities for the respective protected area allowed in the environmental overlay districts or steep slope standards pursuant to Section 4-1600 (MDOD), Section 4-1900 (LOD), Section 4-2000 (RSCOD) and Section 5-1508 (Steep Slope Standards).~~

~~(ii)(1) The uses allowed on Conservancy Lots the other Rural Economy Conservation Lands are limited to~~

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those uses specified below and such uses which are subject to any additional standards applicable to such uses as set forth in the Additional Regulations for Specific Uses in Section 5-600:

- ~~1. All uses allowed in the AR-1 and AR-2 District regulations, subject to compliance with all standards set forth for such uses in this Ordinance, expressly including performance standards for specific uses set forth in Section 5-600 of this Ordinance. Nothing contained herein shall be construed to prevent the subdivider or developer of a cluster subdivision, from excluding through protective covenants uses on either Cluster Lots or Conservancy Lots that would otherwise be permitted under this Ordinance. One single family detached unit (including accessory uses such as an accessory apartment) is permitted, in association with on-going agricultural uses. It shall be calculated as part of the density allowed on the site under the cluster option.~~
- ~~2. Permitted Agriculture, Horticulture and Animal Husbandry Uses.~~
- ~~3. Permitted Agriculture Support and Services uses related to Agricultural, Horticulture and Animal Husbandry.~~
- ~~4. Permitted Group Living uses (except co-housing and rooming houses).~~
- ~~5. Permitted Conference and Training Center uses.~~
- ~~6. Agricultural Cultural Center and Fairgrounds uses.~~
- ~~7. Permitted Commercial Uses.~~
- ~~8. Uses and structures accessory to those uses allowed to be developed on Rural Economy Conservation Lands pursuant to this subsection, consistent with the limitations of the accessory use standards.~~
- ~~9. Easements and improvements for drainage.~~
- ~~10. Passive open space.~~
- ~~1. _____~~

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~~11.2. Communal sewer systems and sSeptic systems serving only the Conservancy Lot on which such systems are located.~~

~~12.3. Communal water supply systems, wWells, and other water supply systems serving only the Conservancy Lot on which such systems are located.~~

~~1.HOA structure(s) if the Rural Economy Conservation Land is owned as common open space by the HOA.~~

(3) **Cluster Development Relationships Tree Planting/Canopy.**

(a) **Visual Compatibility.** ~~The lots and buildings of the residential cluster(s) shall be sited so as to reduce visibility of the cluster(s) from public rights of way and adjacent lands located outside the cluster subdivision and from other cluster(s), by using existing topography, vegetation, distance and other factors to minimize impact. Options include siting lots and buildings sufficiently below ridgelines or treelines that the horizon will remain visually defined by the ridgeline or treeline rather than by the rooftops of the cluster, or placing lots and buildings at the far edge of a field or pasture as seen from a public right of way or other cluster so that the view remains defined by an open and rural character.~~ Cluster lots but not Conservancy Lots in Cluster Subdivisions shall meet the requirements of Section 5-1303(B) of this Ordinance.

(b) **Street Trees Along Adjacent Public Road Frontage.** Street trees shall be provided between cluster lots and adjacent public roads at a density of 1 tree per 50 feet of public road frontage. Such trees shall have a minimum caliper of 1" and a height at maturity of 15 feet or more.

(b) **Contiguity of Rural Economy Conservation Lands.** ~~The Rural Economy Conservation Lands lot shall be designed to maximize, to the extent feasible, the contiguity of such lands with other Rural Economy Conservation Lands off-site.~~

(D) **Utility Requirements.**

Water. Both Cluster and Conservancy Residential lots may be served with individual wells or by communal water supply systems. Such wells and water supply systems or their

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components ~~shall~~ may be located on ~~or~~ off the individual lot ~~or~~ on HOA common areas, ~~and may be located within the Rural Economy Conservation Lands consistent with the standards of this section and Section 6-2005.~~ No individual wells serving residential cluster lots may be located on Conservancy Lots.

(1)

Wastewater. ~~Both Cluster and Conservancy~~ Residential lots may be served by communal sewer systems or by septic systems. Such systems and their components ~~shall~~ may be located on ~~or~~ off the individual lot ~~or~~ in HOA common areas., No septic fields or communal systems serving residential cluster lots may be located on Conservancy Lots. If individual septic systems are utilized, up to seventy percent (70%) of the cluster lots may have primary and/or reserve septic fields on land owned and maintained by the HOA. The record plat shall identify the location of all septic fields, and shall assign them to lots. The responsibility for maintenance of septic fields shall be that of the lot owner and may not be a common HOA expense. Communal septic systems serving more than fifteen (15) lots shall be constructed at the expense of the subdivider or developer, shall be warranted by the subdivider or developer for a period of two years from commencement of operation, and shall be operated and maintained by the LCSA. Communal septic systems serving fifteen or fewer lots shall be maintained by a third party maintenance company approved by the LCSA, and all costs of operation and maintenance of such communal septic system shall be borne as a common expense by the owners of the lots served.

~~(2)(1) and may be located within the Rural Economy Conservation Lands consistent with the standards of this section and Section 6-2005.~~

(E) **Fire Protection.** The residential cluster shall satisfy the fire protection standards set forth in the Facilities Standards Manual, or if no such standards are in effect, shall have an all-weather access road for a pump truck to an adequate pond with a water withdrawal main or to a water tank of sufficient capacity for fire protection as determined by the Director of Building and Development.

(F) **Roads.** The residential cluster lots may be served by a public road or a private access easement with gravel road surfaces that comply with standards contained in the Facilities Standards Manual.

~~(M) Ownership and Maintenance of Rural Economy Conservation Lands. The primary conservation areas and other lands on the Rural Economy~~

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~~Conservation Lands shall be owned and maintained in accordance with the provisions of Section 6-2008.~~

~~(H)(G)~~ Homeowners' Association and Responsibilities.

- (1) The cluster development shall have an incorporated Homeowners' Association ("HOA") ~~if any of the following areas or improvements are present within the cluster development.~~ The HOA shall have the right and responsibility to maintain the areas or improvements.
 - (a) Common areas within the cluster, if any, that are to be owned by the HOA ~~not part of the required Rural Economy Conservation Lands;~~
 - ~~(b) The Rural Economy Conservation Lands, if owned by the HOA;~~
 - ~~(e)(b)~~ Private roads, if any, within or serving the cluster development;
 - ~~(d)(c)~~ Any stormwater management ponds or areas;
 - ~~(e)(d)~~ Fire protection pond(s), dry mains, or other improvements;
 - ~~(f)(e)~~ Such other common facilities or improvements, including communal well or septic systems as may be designated in the bylaws of the HOA. The HOA covenants and bylaws shall contain provisions expressly providing that the responsibility for maintaining individual septic systems or wells serving a cluster lot shall be that of the owner of such lot, notwithstanding that the well or septic field is located on HOA common area.
 - (f) All purchasers of lots in Cluster subdivisions shall be provided by the developer of such subdivision with a disclosure, in a form provided by the County from time to time, advising purchasers and landowners of the limitations of individual or communal well and septic systems, the risks of well and septic system failures, and maintenance responsibilities and best practices for individual or communal well and septic systems. The HOA documents shall contain a requirement for similar disclosures on an annual basis in a form approved by the County from time to time.
- (2) Prior to approval of a record plat for subdivision for the cluster:
 - (a) The landowner shall submit documents for the creation of the HOA to the County for review and approval, including

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its bylaws, and all documents governing ownership, maintenance, and use restrictions for common areas, including a legal description of such areas and a description of restrictions placed upon the use and enjoyment of the land.

- (b) The landowner shall agree that the association shall be established by the landowner or applicant and shall be operating (with financial subsidization by the owner or applicant, if necessary) concurrently with before approval of first record plat for the property; and
- (c) Membership in the association shall be automatic (mandatory) for all purchasers of dwelling units therein and their successors in title.

~~(H)~~(H) **Recognizing Protection by Right to Farm Act.** Record plats and deeds authorized pursuant to this section shall include a statement that agricultural operations enjoy the protection of the Right to Farm Act (Va. Code Section 3.1-22.28 et seq.) on the Rural Economy Conservation Lands.

5-704 Common Open Space for Permitted Urban Clusters as permitted in various sections contained in Article III and Article IV of this Zoning Ordinance.

- (A) Common open space shall be designed to constitute a contiguous and cohesive unit of land which may be used for active or passive recreation by residents.
- (B) Common open space shall be accessible to all permitted uses and all residential units within the subject development and shall be located within a reasonable walking distance of such units.
- (C) All common open space shall be permanently reserved, managed, and maintained as open space by a means acceptable to the Board of Supervisors, and at no cost to the County.
- (D) No major floodplain shall be included in calculating the amount of common open space required.

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